



Neighborhood Report



Serene Knell, BROKER, REALTOR®

Simply Sell Now

119 Drum Hill Rd Suite 343

Chelmsford, MA 01824

Office: 978.726.0261

Fax: 978.236.7257

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Personal and Professional Information



Serene Knell

Affiliation

Simply Sell Now
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Chelmsford, MA 01824
Office: 978.726.0261
Fax: 978.236.7257



Experience

Century 21 Commonwealth
Century 21 Heritage
Century 21 DeAnn Group
Boston Globe (Marketing Division)
DGA (Sr. Operation Mgr/Marketing Firm)
Radio City Music Hall (Production)
Apollo Theatre (Production/Staging)
CBS (Television Production/Line Producer)
Meadowlands Arena (Stage Manager)
Serene Hands (Neuromuscular Sports Massage Therapist)

Personal Information

Simply Sell Now is licensed in Massachusetts and New Hampshire. As licensed Realtors we are also members of Massachusetts Association of Realtors, National Association of Realtors and Northeast Association of Realtors.

L. Serene Knell was born and raised in Chelmsford, Massachusetts yet spread her wings and made her home in New York City where she worked her way up the ladder in the entertainment industry working at Radio City Music Hall, Apollo Theatre and Giants Stadium/Continental Airlines Arena as well as the Beacon and other theatrical venues in the capacity of Production Manager, Stage Manager and Director. Her ability to assess a situation and remedy any obstacles with her positive attitude and integrity raised the bar for those who worked by her and for her. Problem solving accompanied by creativity was just what the entertainment industry craved as she was hired to run television shows in Hollywood and made it her home for over seven years. Organization, engaging marketing skills and constantly reinventing herself allowed for a very successful career in such a cut throat business. Serene moved back to Chelmsford 6 years ago so her now adult son could

Prepared by Serene Knell, BROKER, REALTOR®



Personal and Professional Information



get to know his extended family and she has applied everything that has brought her success to the industry of Real Estate. Serene worked with Century 21 for many years while she assisted, educated and guided her Buyers and Sellers through each transaction. The ability to relieve their stress and ensure a negotiation goes from conception to closing is imperative for a sale or purchase of such monetary value and emotional magnitude. The art of listening is vital to being successful. Great ideas mean nothing if not executed properly. Most importantly the ability to communicate in a likable manner and encourage everyone involved to do their part successfully requires someone such as Serene to see a transaction through to the end. There is always a Buyer and there is always a Seller... it's about proactively seeking the one out for the other through every possible venue and ingenious marketing skills that are true and not just a gimmick.

Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the difference of selling in a timely manner and setting your home apart from the rest. These skills made her client base grow quickly. Serene continues to educate herself so she can educate her clients and eventually she became a Broker and started Simply Sell Now.com which is exactly what it's name states. Simply Sell Now opened in April of 2007 and was created for Serene to utilize all of her creative marketing skills to enable her clients to accomplish their goals. Serene is the Broker/Owner and has chosen not to hire additional agents so she can focus on what she loves to do...work with her clients directly!

Make today a Great Day!





TYNGSBORO, MA





Neighborhood Facts

TYNGSBORO

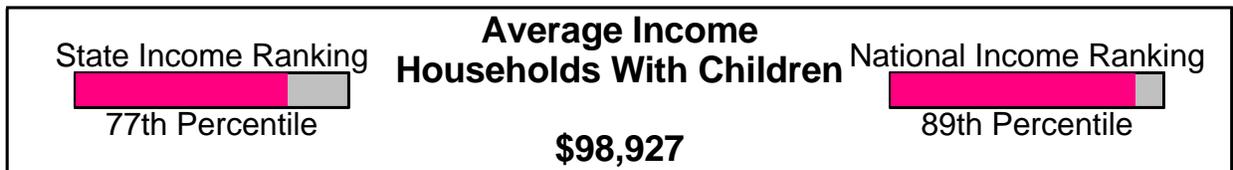
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Neighborhood Facts

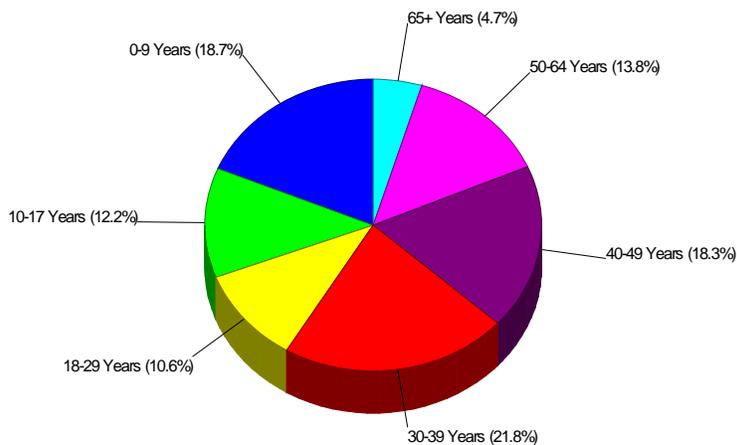


Income For Neighborhood Within Town of Tyngsborough



Age Breakdown For Neighborhood Within Town of Tyngsborough

Average Age = 34.2 Years



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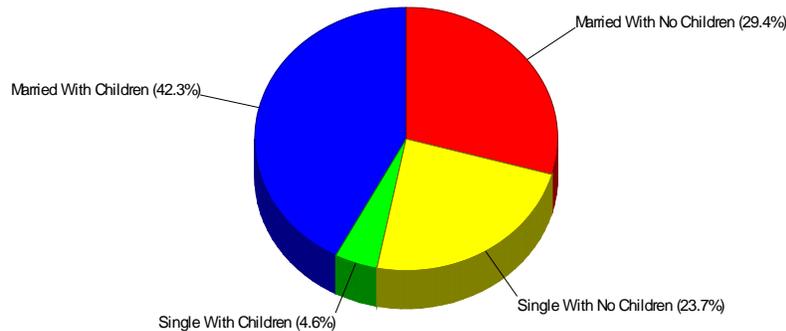


Neighborhood Facts



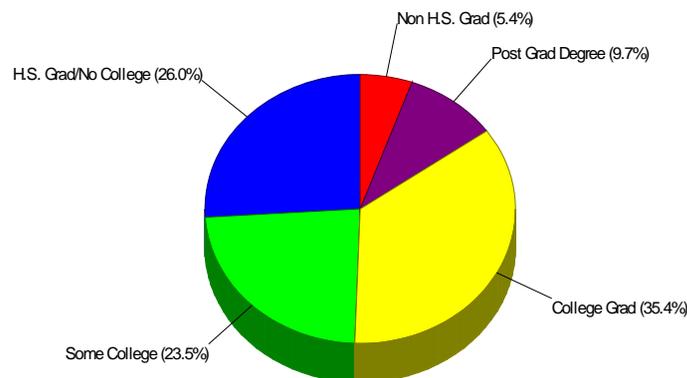
Household Characteristics For Neighborhood Within Town of Tyngsborough

71.7% Married
46.9% With Children



Adult Education Level For Neighborhood Within Town of Tyngsborough

94.6% High School Graduates
45.1% College Graduates



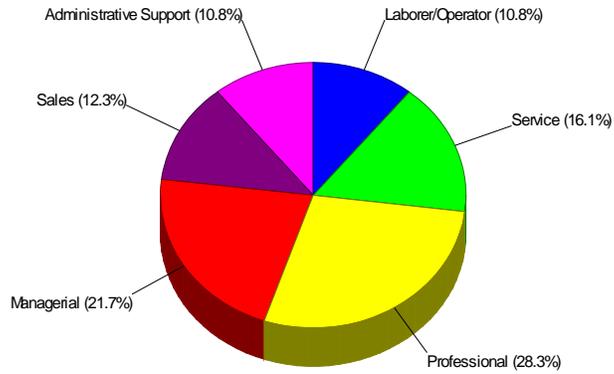
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Neighborhood Facts



Employment For Neighborhood Within Town of Tyngsborough Average Travel Time To Work = 32.5 Minutes



Occupation





Area Facts

TYNGSBORO

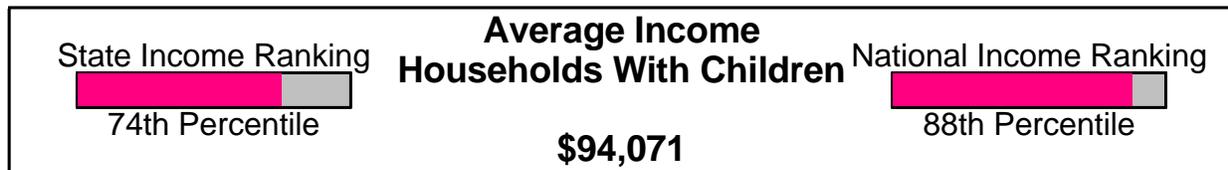
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Area Facts

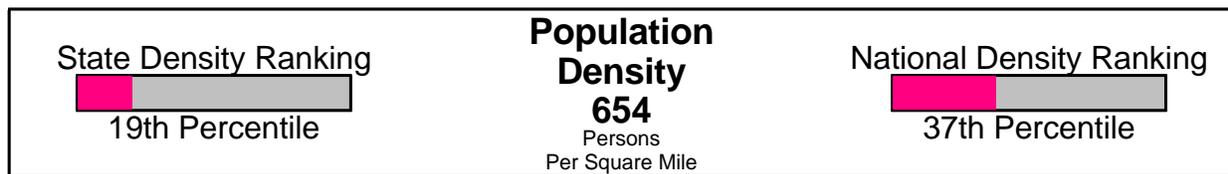


Income For Town of Tyngsborough



Population For Town of Tyngsborough

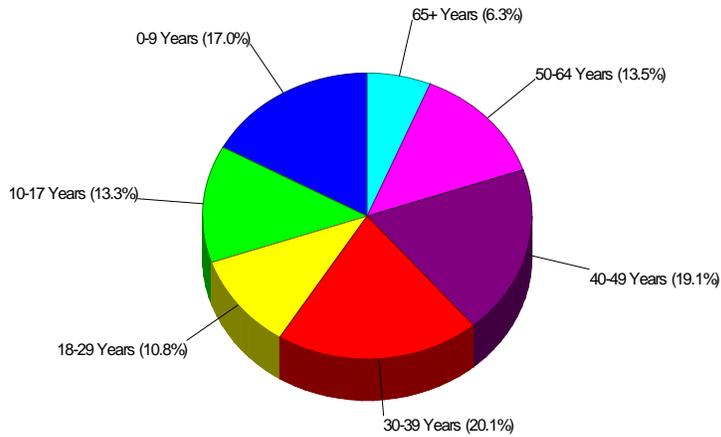
Population = 11,032
Land Area = 16.9 Square Miles



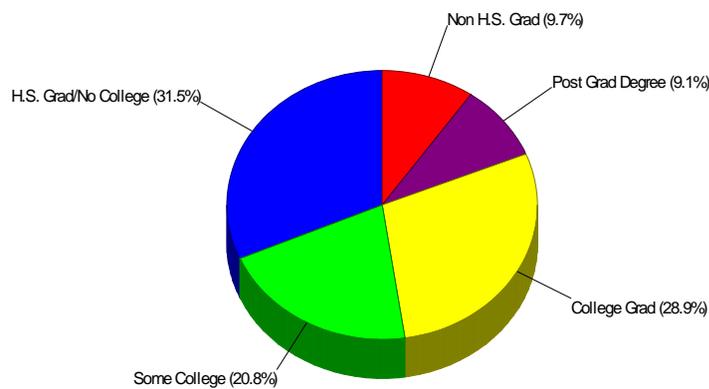
Area Facts



Age Breakdown For Town of Tyngsborough Average Age = 34.8 Years



Adult Education Level For Town of Tyngsborough 90.3% High School Graduates 38.0% College Graduates



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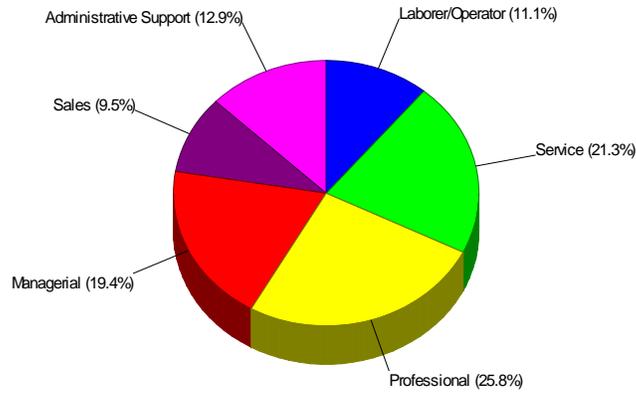


Area Facts



Employment For Town of Tyngsborough

Average Travel Time To Work = 33.1 Minutes



Occupation





School Information

TYNGSBORO

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School Information



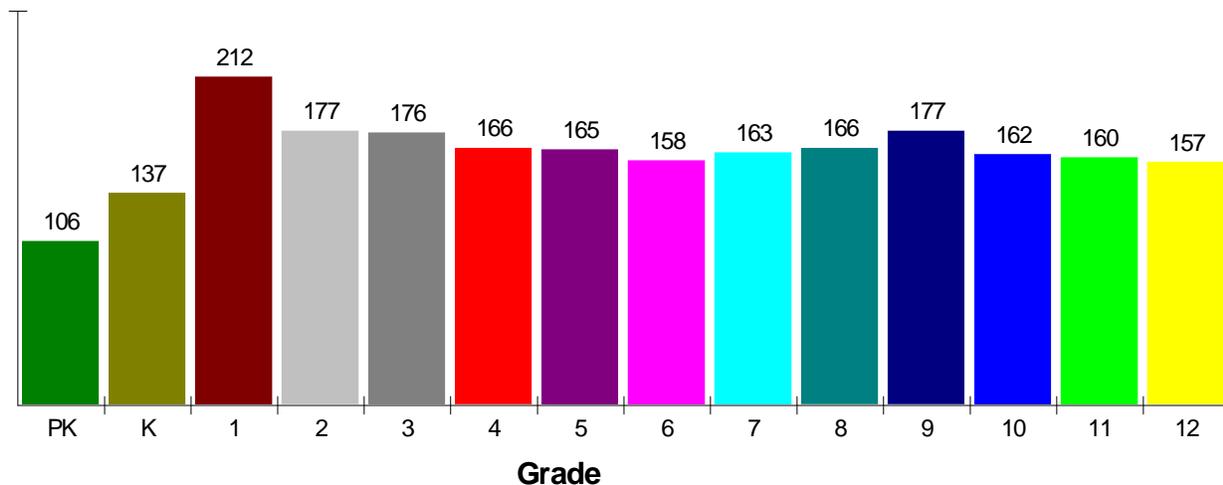
General Facts FOR TYNGSBOROUGH

TYNGSBOROUGH
50 NORRIS RD
TYNGSBOROUGH, MA 01879

Type:	(978)649-7488	Independent Local District
Grade Range:		PK - 12
Schools:		4
Teacher:		163
Students:		2,282
Student/Teacher Ratio:		14.0 To 1
Student/Librarian Ratio:		1,141.0 To 1
Secondary Student/Guidance Ratio:		168.2 To 1

Student Enrollment By Grade FOR TYNGSBOROUGH

Total Enrollment = 2,282



National Enrollment Ranking: 4,865 of 15,679 (68th Percentile)

State Enrollment Ranking: 161 of 354 (54th Percentile)

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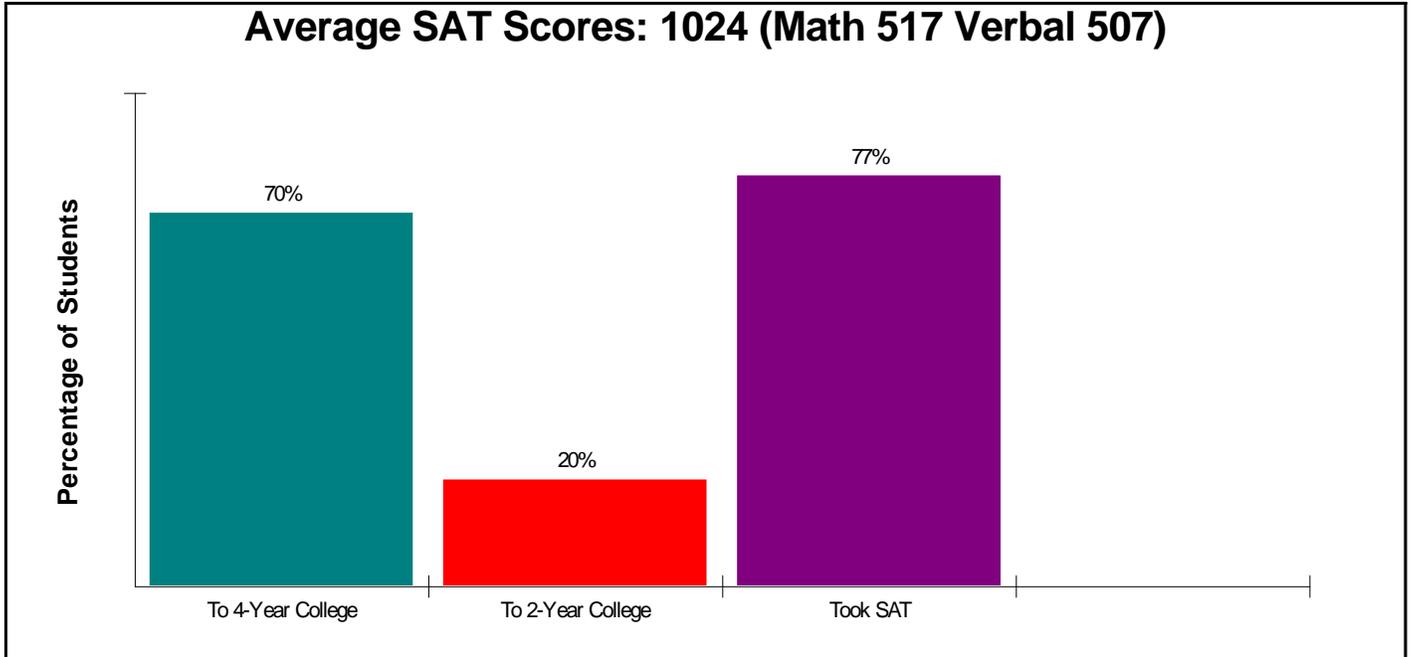


School Information



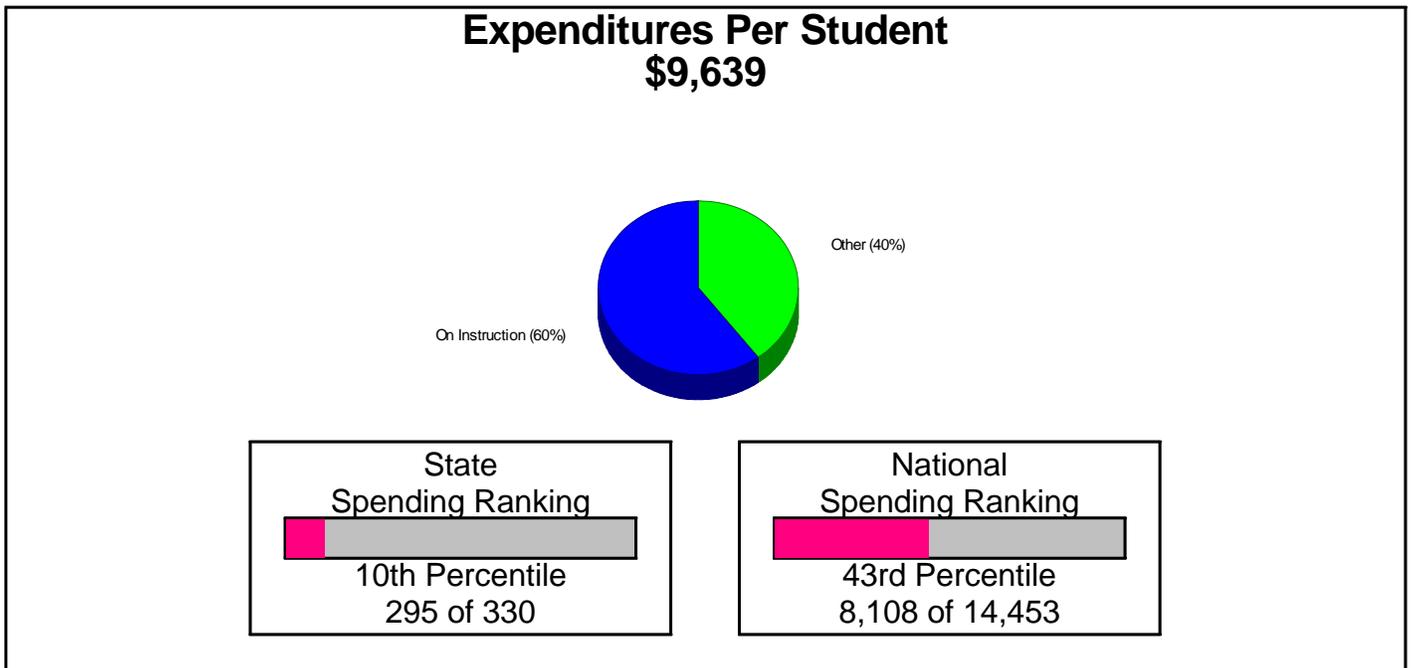
High School Statistics FOR TYNGSBOROUGH

Average SAT Scores: 1024 (Math 517 Verbal 507)



School Expenditures FOR TYNGSBOROUGH

Expenditures Per Student
\$9,639

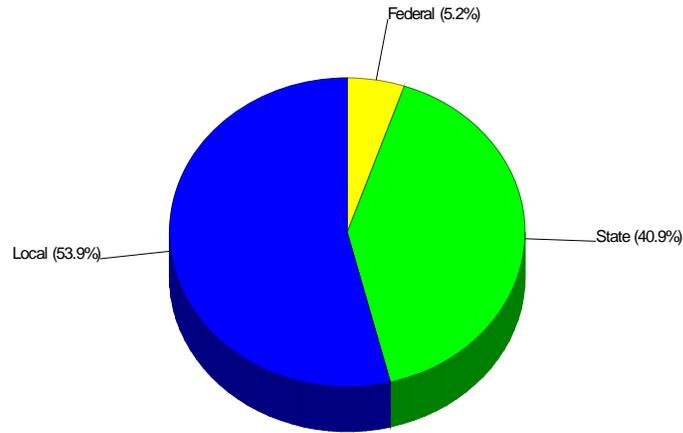


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School Funding FOR TYNGSBOROUGH



School Information



Public Schools for District

TYNGSBOROUGH HIGH SCHOOL
36 NORRIS RD, TYNGSBOROUGH, MA 01879
Distance from Subject: 1.6 Miles
Student/Teacher Ratio: 12.0 to 1
Mascot: Tigers
Average SAT: 1024 (Math 517 Verbal 507)
Students Taking SAT: 77.0%

School Type: Regular
Students/Teachers: 634/53
School Colors : Red & White
Graduates To 2-Year College: 20.0%
Graduates To 4-Year College: 70.0%

Phone: (978)649-7571
Grades: 9 - 12

TYNGSBOROUGH MIDDLE
50 NORRIS RD, TYNGSBOROUGH, MA 01879
Distance from Subject: 1.6 Miles
Student/Teacher Ratio: 12.9 to 1

School Type: Regular
Students/Teachers: 463/36

Phone: (978)649-3115
Grades: 6 - 8

TYNGSBOROUGH ECC
135 COBURN ROAD, TYNGSBOROUGH, MA 01879
Distance from Subject: 1.9 Miles
Student/Teacher Ratio: 15.5 to 1

School Type: Regular
Students/Teachers: 217/14

Phone: (978)649-6071
Grades: PK - K

TYNGSBOROUGH ELEMENTARY SCHOOL
205 WESTFORD ROAD, TYNGSBOROUGH, MA 01879
Distance from Subject: 2.0 Miles
Student/Teacher Ratio: 14.6 to 1
Mascot: Tigers

School Type: Regular
Students/Teachers: 876/60
School Colors : Red & White

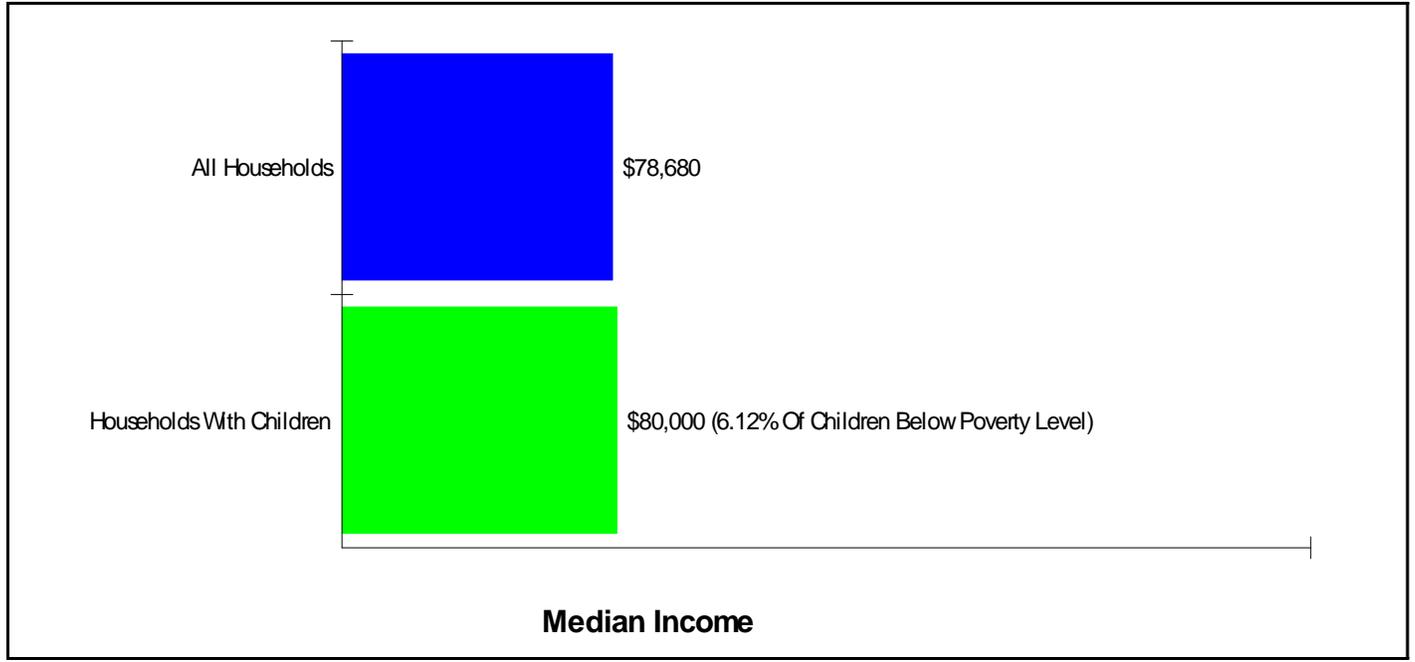
Phone: (978)649-1990
Grades: 1 - 5



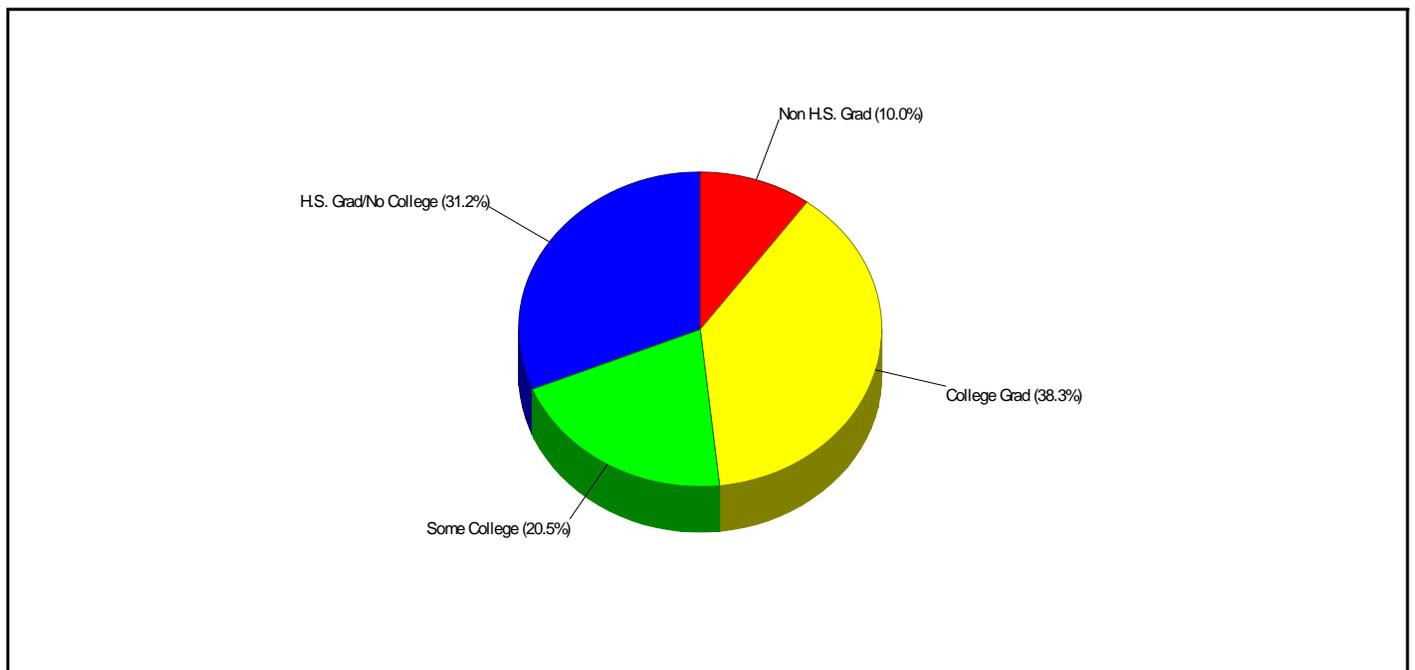
School Information



Income FOR TYNGSBOROUGH



Parent Education Level FOR TYNGSBOROUGH



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School Information



Private Schools

Private School Enrollment= 12.22% within School District

LITTLE ANGELS DAY CARE NURSERY

262 MIDDLESEX ROAD, TYNGSBORO, MA 01879

Distance from Subject: 0.1 Miles

Affiliation: Nonsectarian

Students: 173

Enrollment By Grade: PK-151 K-22

Phone: (978)649-9470

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 11.0 to 1

ACADEMY OF NOTRE DAME ELEMENTARY SCHOOL

180 MIDDLESEX ROAD, TYNGSBORO, MA 01879

Distance from Subject: 0.4 Miles

Affiliation: Roman Catholic

Students: 428

Enrollment By Grade: K-50 1-50 2-50 3-50 4-50 5-50 6-66 7-62

Phone: (978)649-7611

Grades: K - 7

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 16.0 to 1

ACADEMY OF NOTRE DAME HIGH SCHOOL

180 Middlesex Rd, TYNGSBORO, MA 01879

Distance from Subject: 0.4 Miles

Affiliation: Roman Catholic

Students: 261

Student/ Homeroom Ratio: 8.7

School Colors: Royal & Gold

Enrollment By Grade: 9-72 10-67 11-63 12-59

Phone: (978)649-7611

Grades: 9 - 12

School Type: Regular

Gender: All-Female

Student/Teacher Ratio: 9.5 to 1

LIGHTHOUSE SCHOOL

25 WELLMAN AVE, N CHELMSFORD, MA 01863

Distance from Subject: 2.8 Miles

Affiliation: Nonsectarian

Students: 212

Enrollment By Grade: UG-212

Phone: (978)251-4050

Grades: Ungraded

School Type: Special Education

Gender: Coed

Student/Teacher Ratio: 6.1 to 1

THE WONDER YEARS CARING - NRTR

469 NASHUA ROAD, DRACUT, MA 01826

Distance from Subject: 3.1 Miles

Affiliation: Nonsectarian

Students: 35

Enrollment By Grade: PK-30 K-5

Phone: (978)957-0445

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 5.0 to 1



School Information



Private Schools

Private School Enrollment= 12.22% within School District

BETHEL CHRISTIAN SCHOOL

272 Lowell Rd, HUDSON, NH 03051

Distance from Subject: 3.2 Miles

Affiliation: Baptist

Students: 118

Student/ Homeroom Ratio: 13.1

School Colors: Navy & White

Enrollment By Grade: PK-7 K-12 1-12 2-11 3-12 4-13 5-13 6-11 7-11
8-16

Phone: (603)889-8892

Grades: PK - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 11.2 to 1

Mascot: Eagles

MERRIMACK VALLEY CHRISTIAN DAY

1195 VARNUM AVENUE, LOWELL, MA 01854

Distance from Subject: 3.4 Miles

Affiliation: Other

Students: 60

Enrollment By Grade: PK-53 K-7

Phone: (978)452-2462

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 7.0 to 1

STAR OF BETHLEHEM CHRISTIAN SCH.

15 PRINCETON STREET, N CHELMSFORD, MA 01863

Distance from Subject: 3.4 Miles

Affiliation: Other

Students: 14

Enrollment By Grade: PK-12 K-2

Phone: (978)251-4162

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 2.3 to 1

KEYSTONE MONTESSORI SCHOOL

Distance from Subject: 3.6 Miles

Affiliation: Nonsectarian

Students: 117

Enrollment By Grade: PK-70 K-30 1-5 2-12

Phone: (978)251-2929

Grades: PK - 2

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 4.7 to 1

RIVERSIDE SCHOOL

595 PAWTUCKET BLVD, LOWELL, MA 01854

Distance from Subject: 4.4 Miles

Affiliation: Nonsectarian

Students: 47

Enrollment By Grade: UG-47

Phone: (978)937-2331

Grades: Ungraded

School Type: Special Education

Gender: All-Male

Student/Teacher Ratio: 7.8 to 1





Housing Information

TYNGSBORO

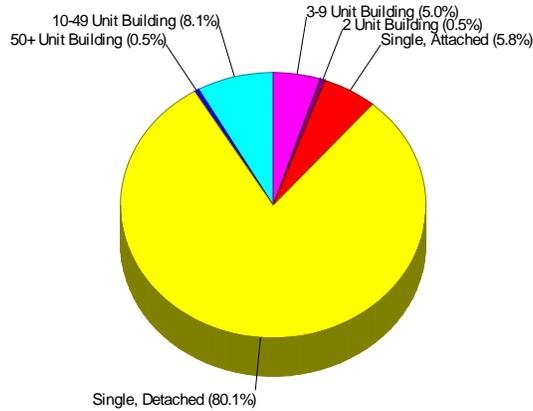
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Housing Characteristics For Neighborhood Within Town of Tyngsborough

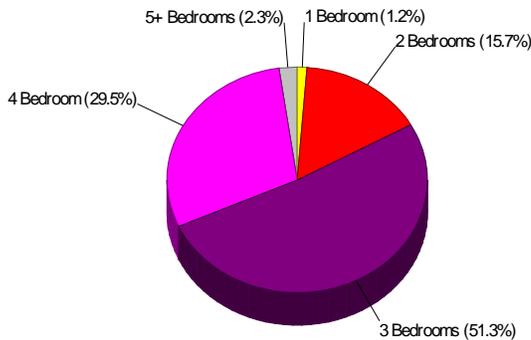
Average Age of Housing 16 years



Type of Dwelling

Home Ownership For Neighborhood Within Town of Tyngsborough

Owner Occupied Households = 85.9%
Median Housing Value = \$371,426
Median Number of Bedrooms = 3



Home Size Breakdown



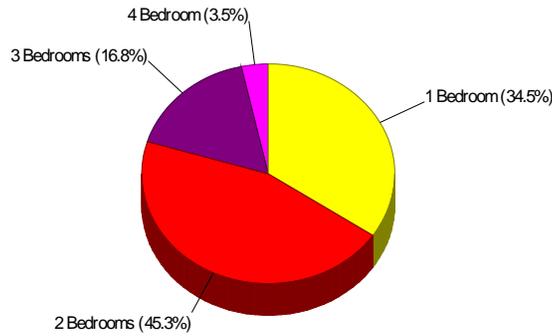
Housing Information



Rental

For Neighborhood Within Town of Tyngsborough

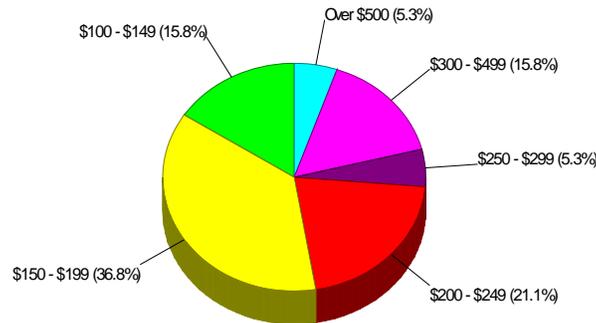
Renter Occupied Households = 14.1%
Median Monthly Rent = \$693
Median Number of Bedrooms = 2



Home Size Breakdown

Home Sales Pricing Pattern (Closest 20)

Median Price = \$180,000
Average Price = \$243,632



**Dollars In Thousands
Homes Sold In Past Year**





Crime Information

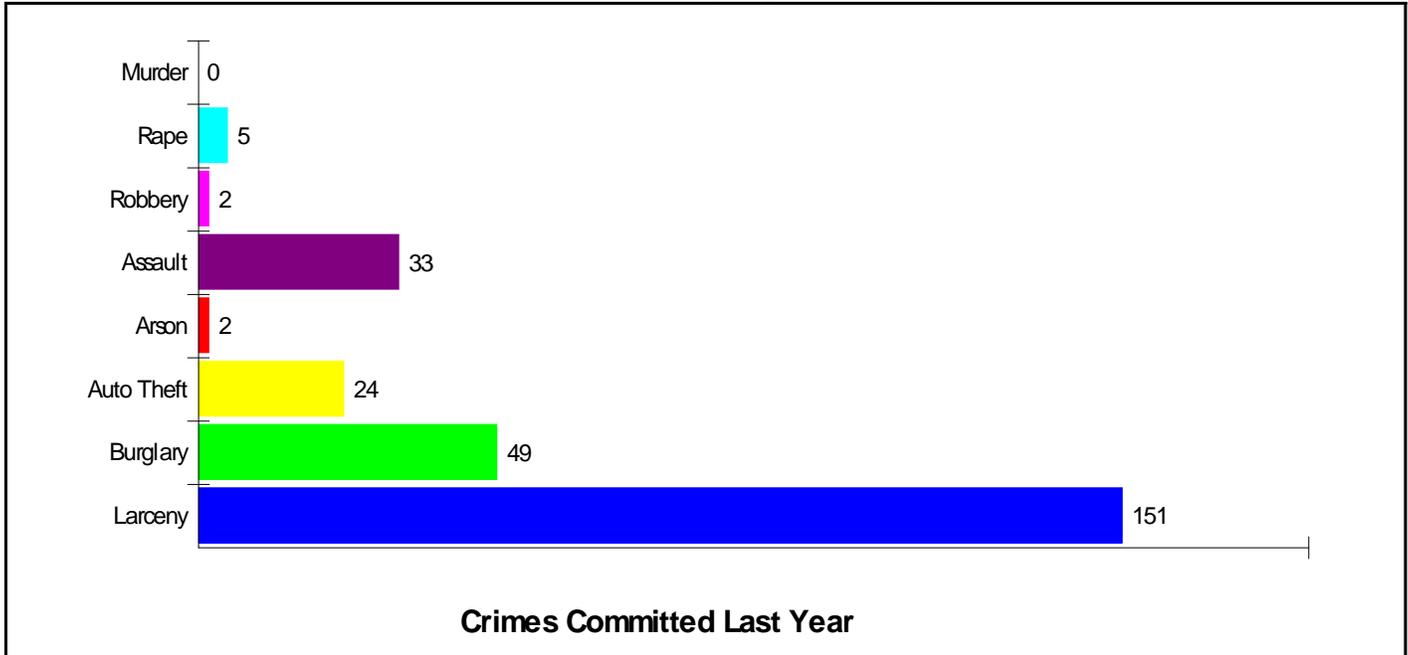
TYNGSBORO

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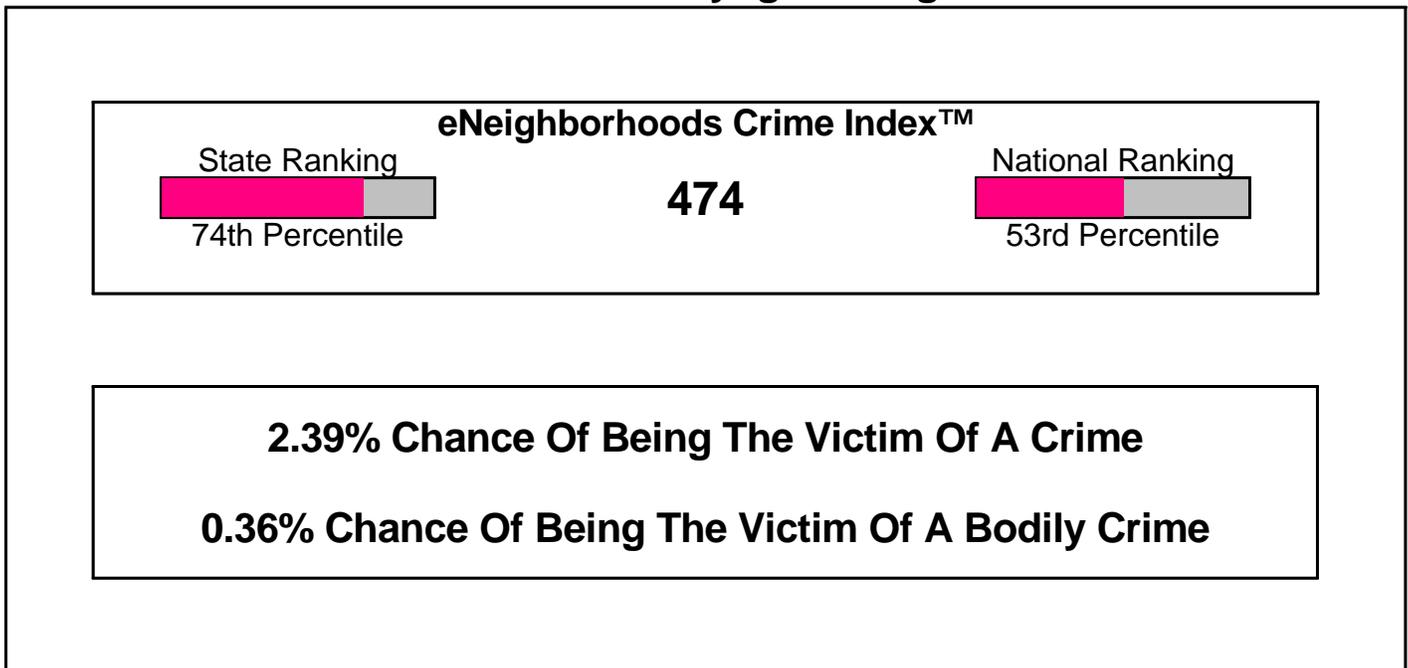




Crime Incidents For Town of Tyngsborough



Crime Index For Town of Tyngsborough





Climate Information

TYNGSBORO

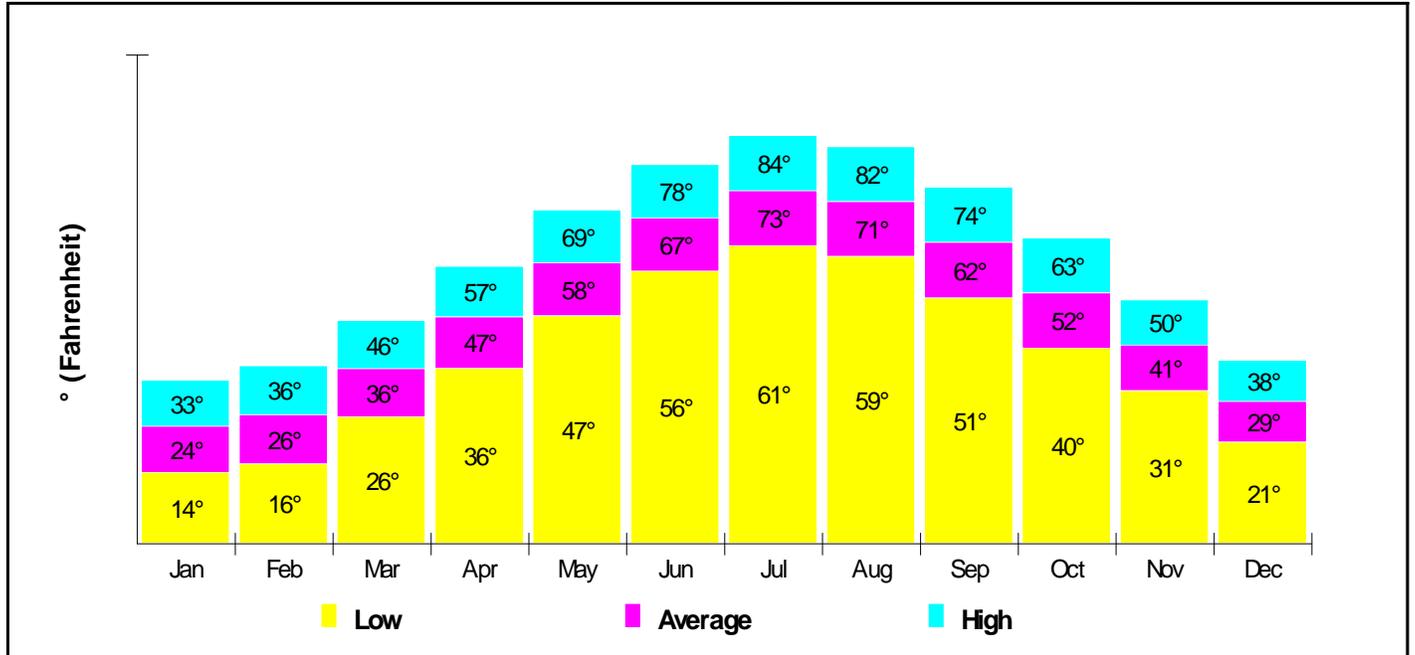
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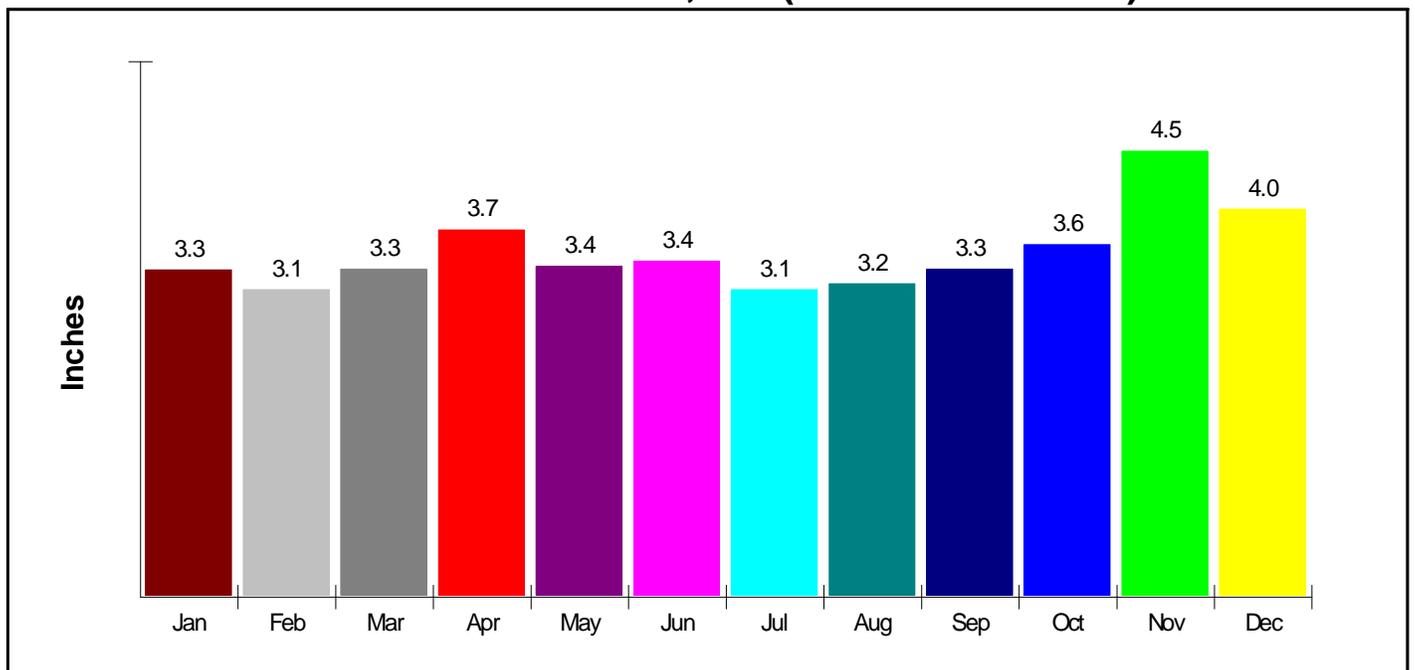
Climate Information



Temperature Measured at LOWELL, MA (elevation = 110ft.)



Average Precipitation Measured at LOWELL, MA (elevation = 110ft.)



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Houses of Worship

TYNGSBORO

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Houses of Worship



Houses of Worship

MIL AL KOREAN CHURCH OFFICE

214 MIDDLESEX RD, TYNGSBORO, MA 01879

Denomination: Churches, Denomination Unknown**Phone:** (978)649-7951**Distance from Subject:** 0.10 miles

TYNGSBOROUGH BAPTIST CHURCH

214 MIDDLESEX RD, TYNGSBORO, MA 01879

Denomination: Baptist Churches**Phone:** (978)649-4406**Distance from Subject:** 0.10 miles

CHURCH JESUS CHRIST LATTER DAY SAINTS

2 PONDVIEW SQ, TYNGSBORO, MA 01879

Denomination: Church of Jesus Christ of Latter Day Saints**Phone:** (978)649-9233**Distance from Subject:** 0.90 miles

FAITH BAPTIST CHURCH

24 PONDVIEW SQ, TYNGSBORO, MA 01879

Denomination: Baptist Churches**Phone:** (978)649-6344**Distance from Subject:** 0.90 miles

TYNGSBOROUGH CHURCH-CHRIST

27 OLD TYNG RD, TYNGSBORO, MA 01879

Denomination: Churches, Denomination Unknown**Phone:** (978)649-6437**Distance from Subject:** 1.30 miles

SISTERS OF HOLY CROSS

2 SILVER DR, NASHUA, NH 03060

Denomination: Churches, Denomination Unknown**Phone:** (603)888-7829**Distance from Subject:** 2.30 miles

SISTERS OF NOTRE DAME

3 SILVER DR, NASHUA, NH 03060

Denomination: Churches, Denomination Unknown**Phone:** (603)891-0024**Distance from Subject:** 2.30 miles

HOSANNA GOSPEL CTR

760 NASHUA RD, DRACUT, MA 01826

Denomination: Pentecostal Churches**Phone:** (978)957-1969**Distance from Subject:** 2.70 miles

GRACE LUTHERAN CHURCH MO SYNOD

130 SPIT BROOK RD, NASHUA, NH 03062

Denomination: Lutheran Churches**Phone:** (603)888-7579**Distance from Subject:** 2.90 miles

ST KATHRYN CHR

6 DRACUT RD, HUDSON, NH 03051

Denomination: Catholic Churches**Phone:** (603)595-0143**Distance from Subject:** 2.90 miles

Houses of Worship



Houses of Worship

ST KATHRYN CHURCH

4 DRACUT RD, HUDSON, NH 03051

Denomination: Churches, Denomination Unknown**Phone:** (603)594-0872**Distance from Subject:** 3.00 miles

NEW LIFE CHRISTIAN CHURCH

272 LOWELL RD, HUDSON, NH 03051

Denomination: Churches, Denomination Unknown**Phone:** (603)598-9000**Distance from Subject:** 3.20 miles

CHRISTIAN CONGREGATION I

401 NASHUA RD, DRACUT, MA 01826

Denomination: Churches of Christ**Phone:** (978)957-5193**Distance from Subject:** 3.30 miles

MERRIMACK VALLEY CHRIST SCHOOL

1195 VARNUM AVE, LOWELL, MA 01854

Denomination: Churches of the Nazarene**Phone:** (978)452-2462**Distance from Subject:** 3.40 miles

COLLINSVILLE BIBLE CHURCH

2075 LAKEVIEW AVE, DRACUT, MA 01826

Denomination: Churches, Non-Denominational**Phone:** (978)957-1107**Distance from Subject:** 3.50 miles



County Facts

TYNGSBORO

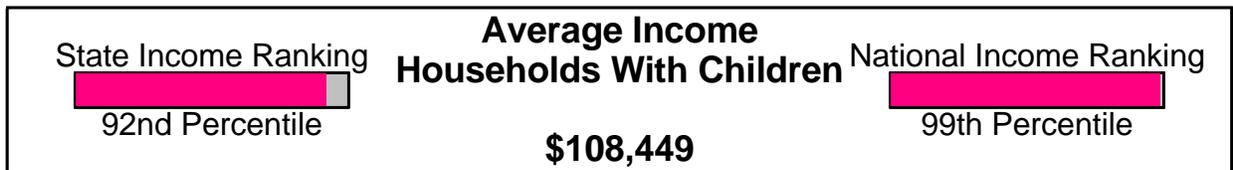
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County Facts

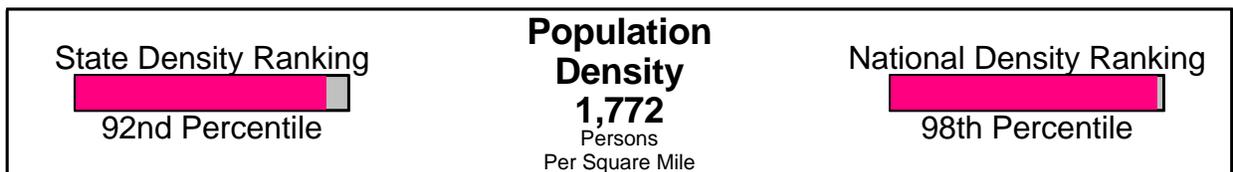


Income For Middlesex County



Population For Middlesex County

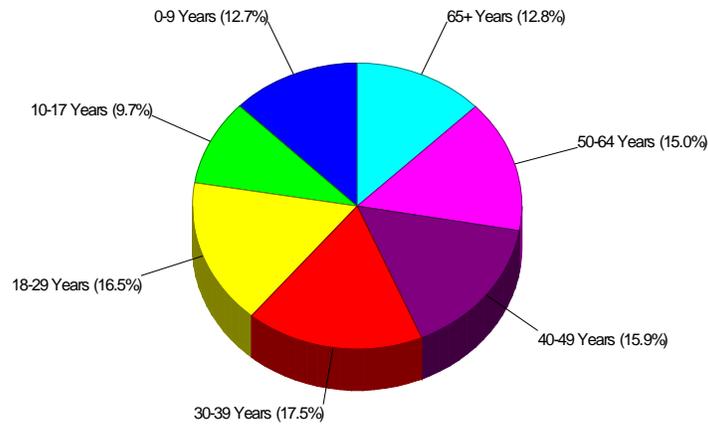
Population = 1,459,011
Land Area = 823.5 Square Miles



County Facts

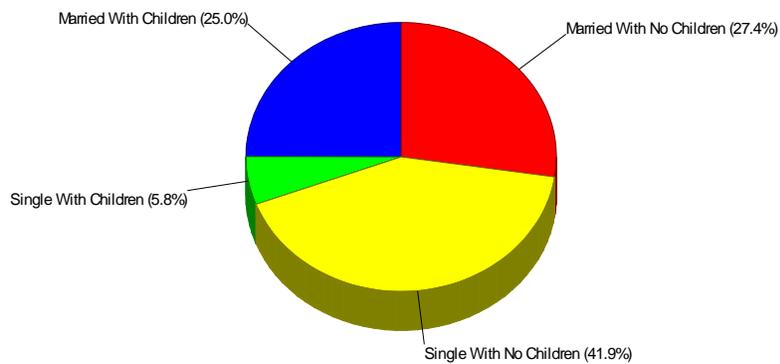


Age Breakdown For Middlesex County Average Age = 36.5 Years



Household Characteristics For Middlesex County

52.3% Married
30.7% With Children



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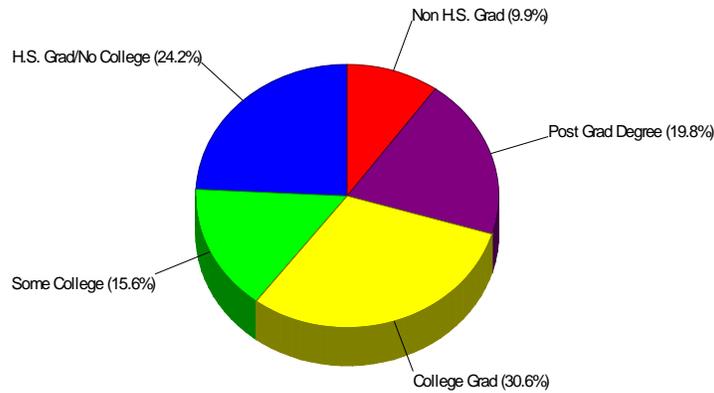


County Facts



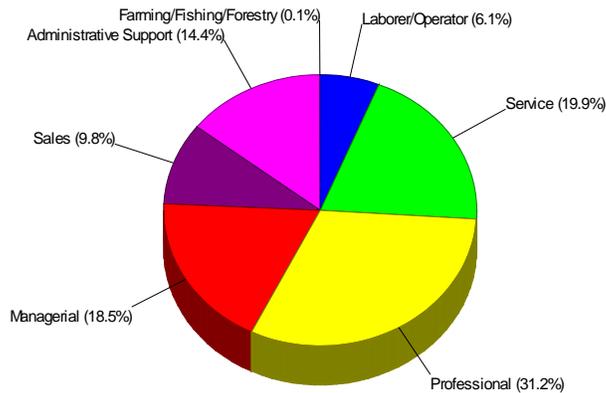
Adult Education Level For Middlesex County

**90.1% High School Graduates
50.4% College Graduates**



Employment For Middlesex County

Average Travel Time To Work = 29.7 Minutes



Occupation

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State Facts

TYNGSBORO

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State Facts



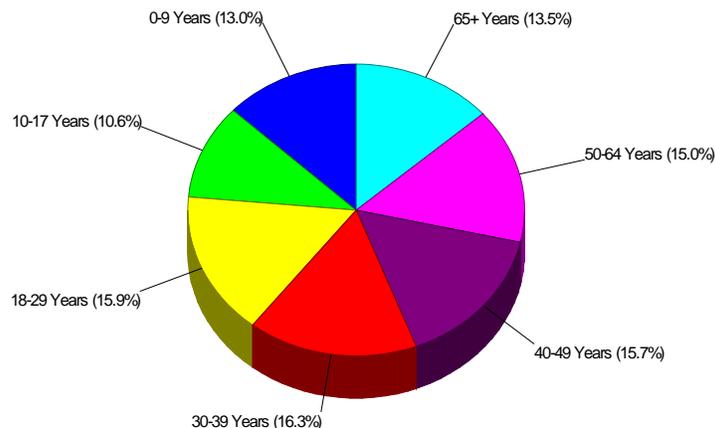
General Facts For Massachusetts



Median Income:	\$52,713
Income (W/Children):	\$81,908
Population:	6,398,743
Land Area:	7,840 Square Miles
Population Density:	816 Persons Per Square Mile
Nickname:	Bay State
Capital:	Boston
Date of Statehood:	February 6, 1788
State Bird:	Chickadee
State Flower:	Mayflower
State Tree:	American Elm

Age Breakdown For Massachusetts

Average Age = 36.6 Years



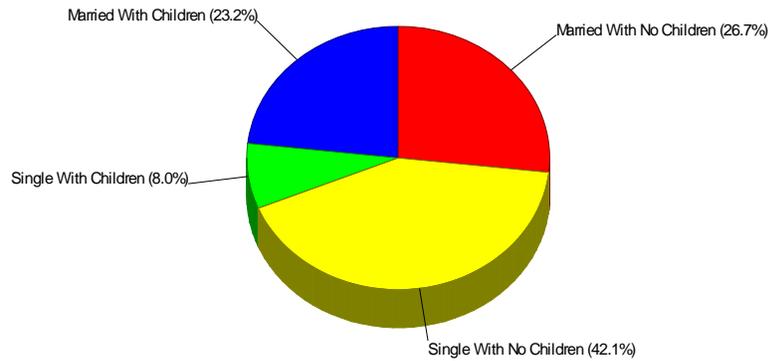
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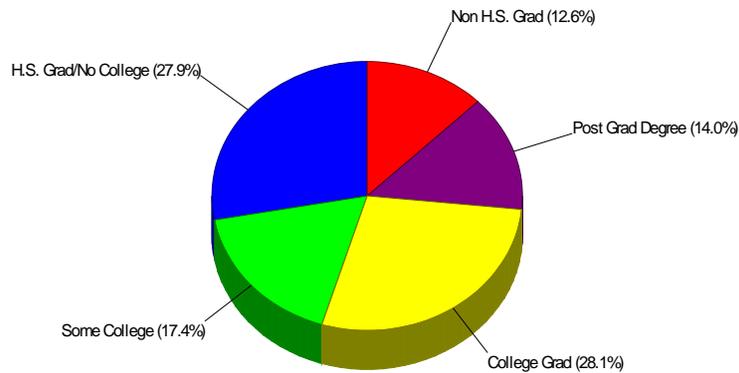
Household Characteristics For Massachusetts

49.9% Married
31.2% With Children



Adult Education Level For Massachusetts

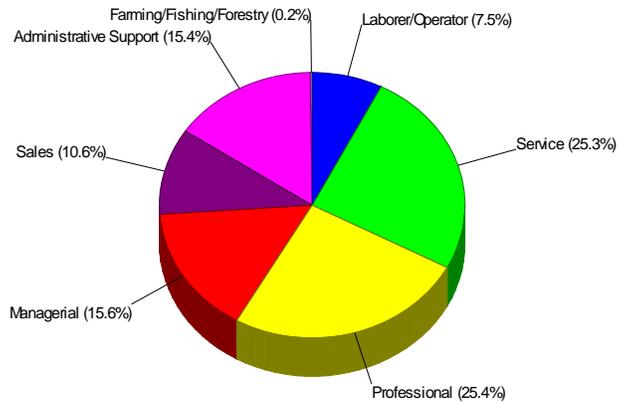
87.4% High School Graduates
42.1% College Graduates





Employment For Massachusetts

Average Travel Time To Work = 29.2 Minutes



Occupation